

TEXAS TRANSPORTATION COMMISSION

BRAZOS County

MINUTE ORDER

Page 1 of 1

BRYAN District

In BRAZOS COUNTY, on FARM TO MARKET ROAD 2154, the state of Texas acquired certain land for highway purposes by instrument recorded in Volume 248, Page 48, Official Records of Brazos County, Texas.

A portion of the land (surplus land), described in Exhibit A, is no longer needed for state highway purposes.

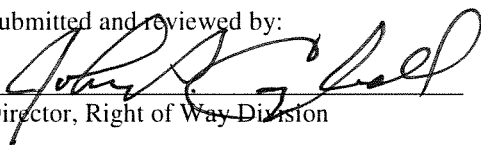
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus land to the abutting landowner.

Lawrence F. Hegar is an abutting landowner and has requested to purchase the surplus land for \$29,000.

The commission finds \$29,000 to be a fair and reasonable value of the state's right, title and interest in the surplus land.

IT IS THEREFORE ORDERED by the commission that the surplus land is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title and interest in the surplus land to Lawrence F. Hegar for \$29,000; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title and interest, if any, in and to all of the oil, gas, sulphur and other minerals, of every kind and character, in, on, under and that may be produced from the surplus land.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Interim Executive Director

113867 FEB 27 14

Minute
Number

Date
Passed

EXHIBIT A

Page 1 of 2

METES AND BOUNDS DESCRIPTION

of a

1.06 Acre Tract

B.B.B. & C.R.R. Survey, A-84

Brazos County, Texas

May 22, 2012

All that certain tract or parcel of land lying and being situated in Brazos County, Texas, out of the B.B.B & C.R.R. Survey, Abstract No. 84, being a part of a called 12.288 acre tract, more or less, as described in a Deed from Mrs. G. A. Salvaggio and Anthony Salvaggio to the State of Texas, dated July 8, 1965, of record in Volume 248, Page 48 of the Official Records of Brazos County, Texas and more fully described as follows: (All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999 923)

BEGINNING at a found Texas Department of Transportation (TxDOT) Type II monument marked "125.000 M RT - 14+854.456" (having a coordinate value of $X = 3,621,853.21$ and $Y = 10,149,351.25$) in a curve to the right in the Southeast ROW line of F.M. Highway 2154 (abandoned), in the Southeast line of the called 12.288 acre tract mentioned above, in the Northwest line of a called 1 acre tract as described in a Deed to Lawrence F. Hegar of record in Volume 281, Page 394 of the Official Records of Brazos County, Texas, for the Westerly corner of a called 7.60 acre tract as described in a Deed to the State of Texas of record in Volume 6406, Page 186 of the Official Records of Brazos County, Texas and the Southeast corner of the tract of land herein described;

THENCE along the North line of said 1 acre Hegar tract (281/394), the Southerly ROW line of FM Highway 2154, the Southerly line of the called 12.288 acre tract mentioned above and said curve to the right having a radius of 1,482.40 ft., an arc length of 655.56 ft. and a chord of $S 82^{\circ}17'56'' W$, 650.23 ft. to a found 5/8 inch iron rod with cap "Romero" for the Southeast corner of a called 0.0717 acre tract as described in a Deed to Texas Municipal Power Agency (TMPA) of record in Volume 6901, Page 222 of the Official Records of Brazos County, Texas, the Southerly corner of a 0.8973 acre tract proposed to be purchased by TMPA (Parcel 824) by plat made by Clark - Romero Surveying dated November 11, 2005 (Unrecorded) and same being the Southwest corner of the tract of land herein described;

THENCE along the proposed Southeast line of said 0.8973 acre TMPA tract, crossing the FM Highway 2154 ROW, crossing the called 12.288 acre tract mentioned above and along a curve to the left along the Northwesterly line of the tract of land herein described having a radius of 869.02 ft., an arc length of 304.33 ft. and a chord of $N 69^{\circ}53'38'' E$, 302.77 ft. to a set 1/2 inch iron rod in a curve to the left in the Northerly ROW line of FM Highway 2154 and the Northerly line of the called 12.288 acre tract mentioned above for the Northeast corner of said proposed 0.8973 acre TMPA tract, the Northwest corner of the tract of land herein described and same being in the Southerly line of a called 0.546 acre tract as described in a Deed to TMPA of record in Volume 6907, Page 92 of the Official Records of Brazos County, Texas;

THENCE along the Northerly line of FM Highway 2154, the Northerly line of the called 12.288 acre tract mentioned above, the Southerly line of said 0.546 acre TMPA tract (6907/92), the Southerly line of a called 0.449 acre tract as described in a Deed to TMPA of record in Volume 6907, Page 86 of the Official Records of Brazos County, Texas and said curve to the left having a radius of 1,382.40 ft., an arc length of 290.74 ft. and a chord of $N 77^{\circ}35'14'' E$, 290.20 ft. to a found TxDOT Type II monument for the Southeast corner of said 0.449

EXHIBIT A

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acre TMPA tract (6907/86), the Northeast corner of the tract of land herein described and same being in the Westerly ROW of "New" State Highway 6.

THENCE S 44°00'14" E, 110.29 ft., along the Westerly ROW of "New" State Highway 6, crossing FM Highway 2154 ROW and crossing the called 12.288 acre tract mentioned above to the **PLACE OF BEGINNING** containing 1.06 acre of land.

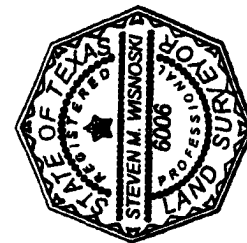
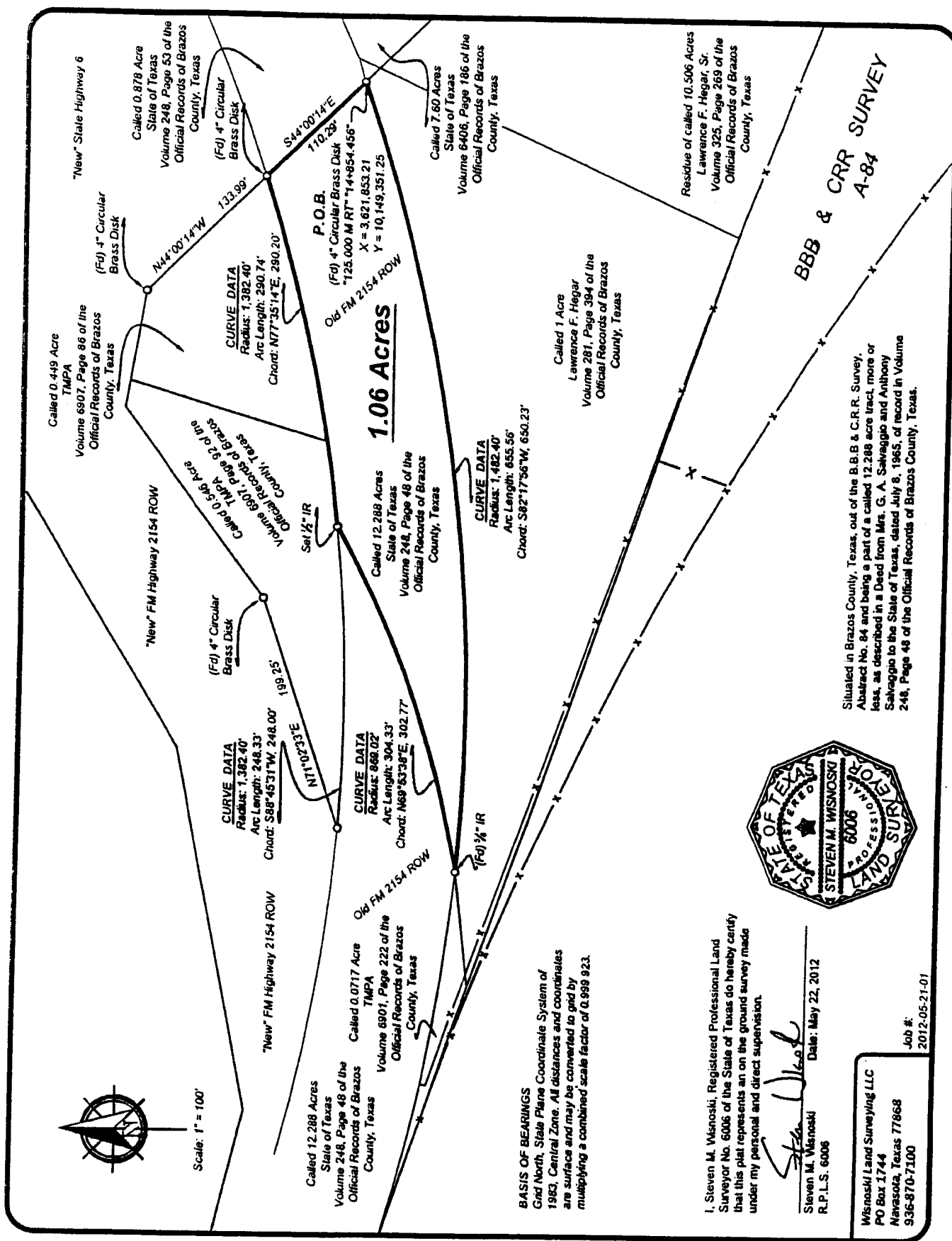
Basis of Bearings: Grid North, State Plane Coordinate System of 1983, Central Zone.



Steven M. Wisnoski
Registered Professional Land Surveyor
State of Texas No. 6006
Job #: 2012-05-21-01



EXHIBIT A

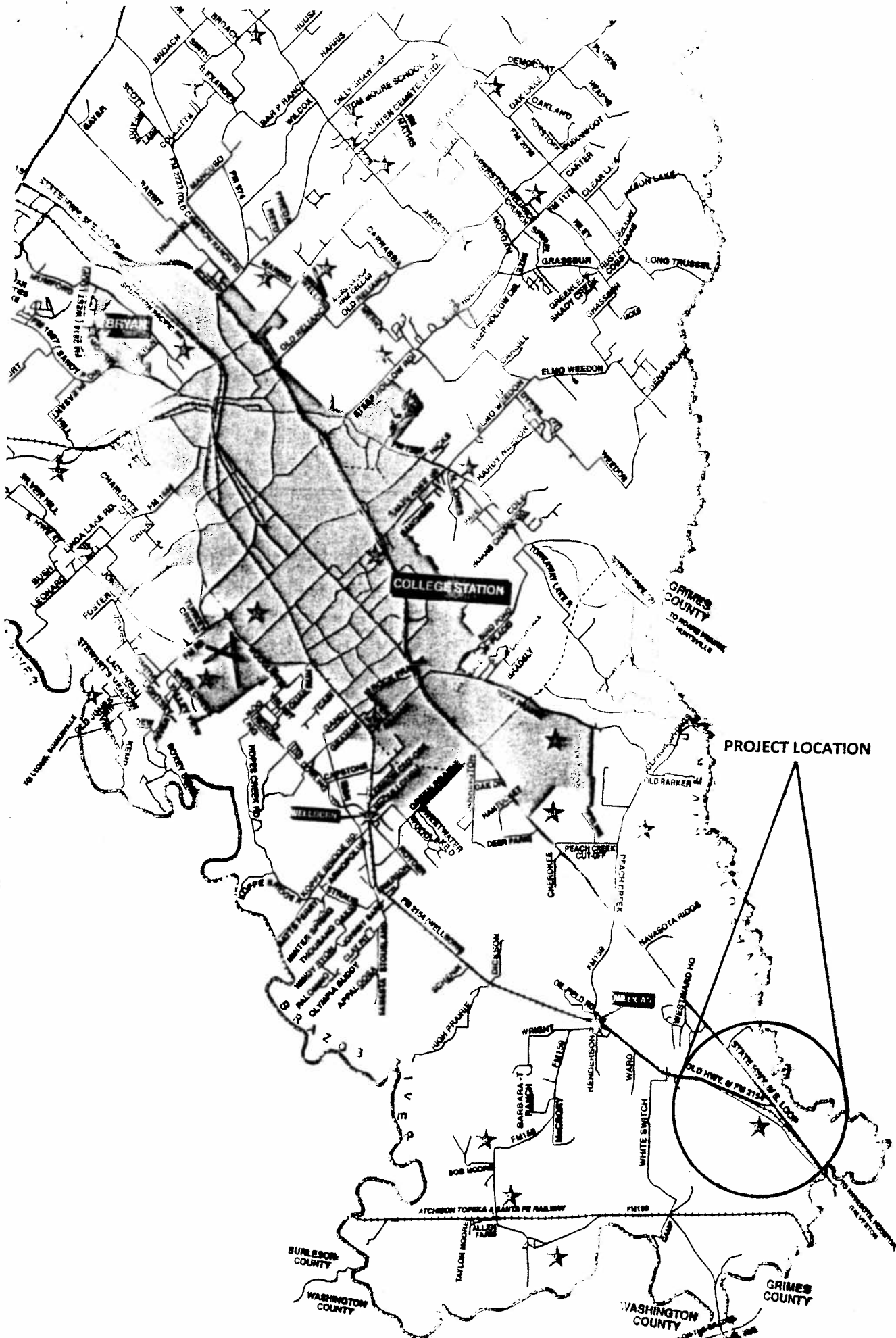


I, Steven M. Witoski, Registered Professional Land Surveyor No. 6006 of the State of Texas do hereby certify that this plat represents an on the ground survey made under my personal and direct supervision.

Steven M. Witoski
Steven M. Witoski
R.P.L.S. 6006

Situated in Brazos County, Texas, out of the B.B.B. & C.R.R. Survey, Abstract No. 84 and being a part of a called 12.288 acre tract, more or less, as described in a Deed from Mrs. G. A. Salvaggio and Anthony Salvaggio to the State of Texas, dated July 8, 1965, of record in Volume 248, Page 48 of the Official Records of Brazos County, Texas.

BBB & CRR SURVEY
A-84



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